

Annual Association Meeting .....	page 1
Interim Pipeline .....	page 3
Those Tile-Changin' Blues .....	page 3
Further Annals of Surf Pines .....	page 5
Rural Addressing .....	page 6

2469



# the Surf Pines Breeze

## Annual Association Meeting

More than 50 people turned out for the annual membership meeting on August 1. This unusually large attendance, without any very contentious issues on the agenda, may be an indication of an increase both in our population and interest in Surf Pines affairs. Whatever the reason, it is encouraging to see new members becoming involved.

Considerable concern was expressed about extensive camping on the beach and its effect on residents along Ocean Drive. Major worries cited were: health hazards due to lack of sanitary facilities, fouling of the beach with garbage and other refuse, dangerous driving, and intrusions onto private property. A committee of concerned residents, headed by Brian Cameron and Jean Parker, is urging members to contact state officials requesting that overnight camping be stopped. (See article this page).

### 1998-1999 Officers

<i>President</i>	Dick Tevis
<i>Vice President</i>	John McGowan
<i>Secretary</i>	Jerry Whalen
<i>Assistant Secretary</i>	Paulina Cockrum
<i>Treasurer</i>	Allen Cellars

Other issues raised at the meeting centered around the budget and allocation of resources. Treasurer Chuck Johnson indicated that either a rise in dues or a special assessment might be necessary in the coming year to assure enough funds to meet anticipated expenses. There was some discussion of whether a "true emergency" existed that would justify a special assessment, as required by the Articles of Incorporation.

Chuck also pointed out some unintended omissions in the explanation of the financial statement that was circulated. (For corrected text, see *Financial Statement for Fiscal Year 1999*, page 4)

### Board Election, Officer Lineup

Two board members, Al Laakso and Tom Wilcox, retired as their terms ended. Allen Cellars and Jerry Whalen were elected to replace them. Allen is a long time member

see *Annual*, page 4

## Camping on the Beach

Sheriff John Raichl and area parks manager Patrick Liens, met on August 24 with the board of directors and a large group of concerned residents. They spelled out the limitations on what the parks department can do and detailed what is currently being done to control use of the beach.

*An important fact to remember: Overnight camping on the beach is legal and free.*

Both Sheriff Raichl and Mr. Liens emphasized that the parks director cannot close the beach to camping without very serious reasons based on health and public safety hazards. At the moment, officers of the local parks administration are patrolling the beach, getting data on the problems caused by campers, advising people about refuse disposal and taking pictures of conditions. They will present their findings to the state parks commission in November, when the commission will consider changing the rules. But they underscored that there must be evidence of

see *Camping*, page 4

# Association News

## Board Realignment

At the board meeting on August 24, Chuck Johnson resigned. His replacement has yet to be appointed

Committees were being appointed as the new board took hold. John McGowan has assumed board responsibility for security; other committee members are Gene Keever (manager), Burr Allegaert, and Jerry Whalen. New operations and grounds committees are still to be organized, but Ken Weber will continue to manage grounds work and George Von Weller will both chair and manage work on roads.

For this year the board will have regular meetings on the third Monday of each month at 4 p.m. Location will rotate among board members. If you wish to attend a meeting, please contact any board member to find out where it will be held.

## Road Work

Now that the water system improvement project is all but complete, the long-awaited road repairs can get under way. By the middle of the week of September 20, weather permitting, work should start. Plans call for resurfacing Manion Drive from the junction with Malarkey Drive

south to 2376, where the previous resurfacing stopped. There will also be extensive patching in other areas of Manion and some on Malarkey. Road shoulders are to be evened and graveled throughout Surf Pines. With such extensive work needed, access to some homes during repaving may be affected. Watch for signs in Ken Buckingham's window as the repair schedule evolves and for road barriers while paving is in progress...and please try to be patient.

## Speedsters, Take Note:

Since the sheriff's deputy began patrolling Surf Pines roads, eleven drivers have been given warning citations for speeding. The offenders were all exceeding the speed limit by more than ten miles an hour. In asking help from the sheriff, the board is trying to avert a serious accident by focusing the attention of habitual speeders on the danger they pose. Pets and wild animals have been killed on our roads by drivers going too fast to avoid them. Because those who regularly treat these narrow roads like highways seem to have so little concern for their own and others' safety, the sheriff has issued warnings and the board is considering publishing the names of those who continuously ignore the speed limit.

## Reminders

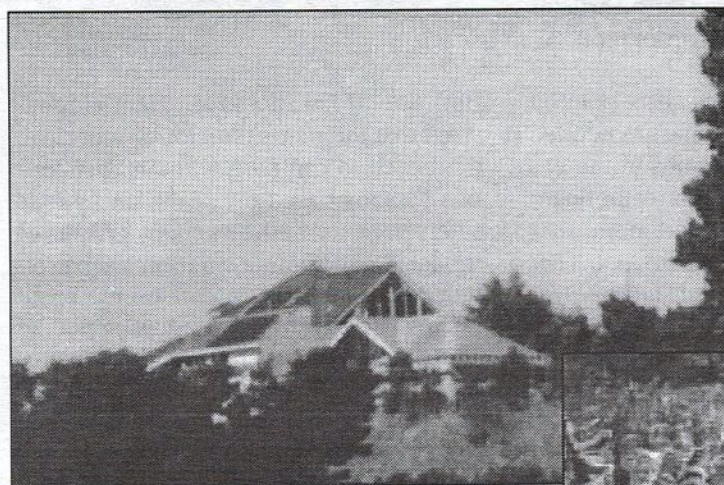
### Rentals

As has often been pointed out, short-term rentals—that is for periods less than a week—are not permitted in Surf Pines. Reasons for the prohibition are obvious: Surf Pines is a quiet residential community, not a holiday destination. Full-time residents and those with second homes who come to the beach for weekends value their privacy, peace and space.

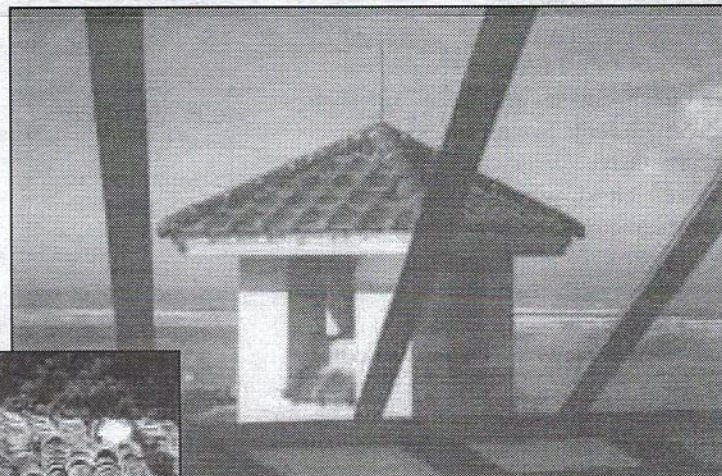
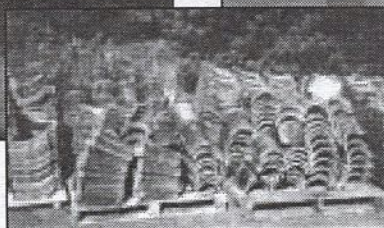
All non-resident owners, if they rent their homes, should be aware of the rules and tell them to their tenants. Residents who are disturbed by an unusual noise level and constant coming and going of large groups of people and cars may have reason to believe that a neighboring home is being used by short-term renters.

If you think you have evidence of a code violation, you can report it to the code compliance officer at the county Planning Department. Of course, there is no law against owners allowing family or friends to use their property. But whenever someone else is in your beach home, it is only courteous to them and to your neighbors to make sure the rules are observed.

see News, page 5



The Blue Tile Roof House, missing some of its tiles, and the piles of tiles awaiting bidders



A room with a view?



# THE PIPELINE

*Surf Pines Water Association Newsletter*

*September, 1997*

## SPWA Annual Meeting

Only a dozen or so residents attended the water association annual meeting on August 29. They heard from the water board reassuring news that the pipe replacement project is on schedule and almost complete. Most of the assessments have been paid; the few owners who have refused to pay have had liens placed on their property.

Bob Black, with the indispensable help of Tom Snashall and Tom Wilcox, has supervised the whole project and is bringing it to a successful end. He has worked non-stop to see that contractors fulfilled every detail of the job and handled the inevitable problems as efficiently and with as little inconvenience to residents as possible.

Following reelection of Bob Gazewood and Babe Price to the water board, the new officer lineup is:

President	Babe Price
Vice President	Bob Gazewood
& Treasurer	
Secretary	Natalie Cellars

Burr Allegaert remains on the board.

At the September 12 board meeting, Bob Black handed in his resignation. It was accepted with extreme reluctance but complete understanding by a board truly grateful to Bob for his devotion to an exhausting responsibility. His replacement has not yet been appointed, but Tom Wilcox will see the rest of the pipe upgrade through to completion.

### **To report leaks or breaks in water mains To report any perceived problems with water quality**

City of Warrenton	<b>861-2233</b>	Monday through Friday, 8 a.m. to 5 p.m.
Astoria Police Dispatch	<b>325-4411</b>	After business hours on weekdays and on Saturday, Sunday & Holidays

**Babe Price, President ..... 738-6760**  
**Burr Allegaert, At-Large ... 738-7717**

**Bob Gazewood, Vice President, Treasurer**  
**738-9426 or 503-667-0524**

**Natalie Cellars, Secretary ... 717-0628**

## Those Tile Chargin' Blues

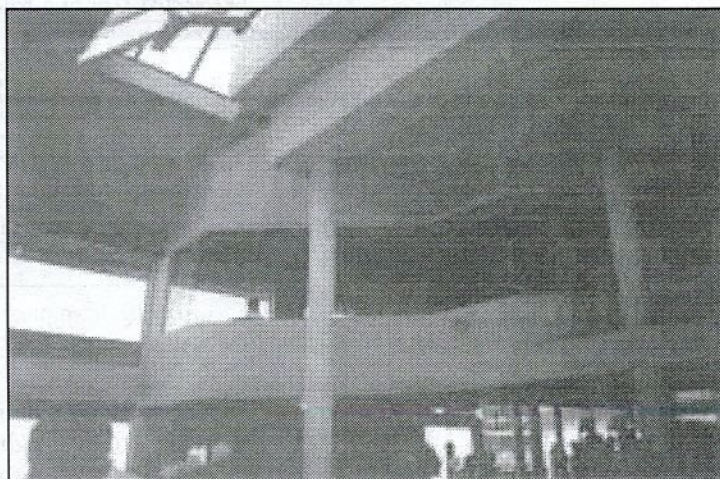
What's in a name? Once the "Blue Tile Roof House" (as many of us have known it) no longer has a blue tiled roof, how will we orient ourselves when we're on the beach? What will we call that controversial structure atop Strawberry Hill when it has undergone the transformation now in progress?

For most residents of Surf Pines, the house has long been an object of curiosity, fueled by many stories that circulated about its interior design, its successive owners, its leaking roof, its unpaid bills. The chance to see for ourselves was presented over the Labor Day weekend when the new owners opened the doors to the public for an estate sale.

Mike Maltman, a local builder, and Tom Smith, Surf Pines businessman, bought the house when it came on the market in

July. They are remodeling it inside and out to make it not only more discreet and appropriate to the north coast but, they hope, watertight. When the remodeling is complete, they plan to put it on the market. The complete furnishings and other contents of the home and the roof tiles are for sale and the weekend opening saw many objects spoken for. As the accompanying photo shows, there were many eager buyers taking advantage of the chance for bargains... and in the process satis-

fying their curiosity. Any readers of the *Breeze* wishing further details can contact Tom Smith at 738-8303.



*Bargain hunters and curious neighbors find oodles of space and ocean view galore at the erstwhile Blue Tile Roof House estate sale.*

# Surf Pines Association Financial Statement for Fiscal Year 1999

The fiscal year 1999 Budget Statement presents fiscal year 1998 planned and actual totals, as well as fiscal year 1999 plans. Some surprises occurred during the year. On the positive side, actual income significantly exceeded budgeted income. On the negative side, the gate housings at the north and south ends literally began to disintegrate, requiring immediate action. Legal expenses associated with a lawsuit against Surf Pines Association greatly exceeded the Legal budget and Bookkeeping costs significantly exceeded budget. The budgeted income for fiscal year 1999 does not include income from several sources (see budget) because the income from these sources is indeterminate. The budgeted Operating Expenses for fiscal year 99 exceed budgeted income in the amount of \$11,285.

The fiscal year 99 Budget has been restructured. Miscellaneous, Office and Postage/Freight have been replaced with Board Business. The *Breeze* is now a separate line item. The Property Acquisition and Legal Fund have been eliminated. Contingency has been replaced with an allocation of \$250 each to Board Business, Gates, Grounds and Roads. These changes have been made to facilitate expense tracking and to allow easier cost comparisons when soliciting competitive bids for financial services.

**Gates:** The gate refurbishment program initiated in fiscal year 97 has been completed with the replacement of every major component in all gates. The south gates' mechanism housings and frames have been replaced with stainless steel, which should last significantly longer than the originals (in place since 1990). The north gates' housings and frames will be replaced in fiscal year 99. A computerized access to the north gate has been budgeted as a significant upgrade. A TV monitor for the north gate is in the fiscal year 99 budget.

Gene Kever is the Project Manager for security systems and is primarily responsible for the implementation of the refurbishment/upgrade plans put into effect in fiscal year 96. Gene is a member of the Operations group.

**Roads:** A road right-of-way survey was completed in fiscal year 98. Significant vandalism of preliminary and final survey monuments cost the Association about \$800. Two independent reviews of the road system have been completed and the most urgent road resurfacing has been planned into the fiscal year 99 budget at an estimated cost of \$35,013. Some of this work was scheduled to occur in fiscal year 98, but was postponed to allow the pipe improvement project to be completed in areas we wished to repave.

Road shoulder work on our road system is scheduled to begin in fiscal year 99 and be completed in fiscal year 00. Several shoulder areas require significant

work to improve drainage and provide a minimum buffer between the road pavement and nearby vegetation, each of which is very important for long-term road stability.

George Von Weller is the Project Manager for roads and will be coordinating/contracting for the required work. George is a member of the Operations group.

**Grounds:** Significant accomplishments for fiscal year 98 include: cleanup of the grounds bordering on Surf Pines road; two highly successful "cleanup" days, which allowed residents the opportunity to have burnable yard debris hauled to the south pump house; and some park improvements.

Ken Weber is the Project Manager for Grounds, including the park. Ken is a member of the Operations group.

**Breeze:** Marge Bloomfield created four excellent issues of *Breeze* with layout help from Lani Johnson. *Breeze* has been identified as a separate line item in the fiscal year 99 budget, giving the editor some autonomy in producing it.

**Plans:** A five-year plan has been created and will be updated on a regular basis as circumstances dictate. A 20-year life cycle cost plan has been initiated, with planned completion by the end of the first quarter of fiscal year 99. These two plans will provide the basis upon which future assessments or dues increases will be predicated. However, in the near term, our capital reserves (monies accrued over time to pay for large capital projects such as road and gate repair) will be fully depleted in fiscal year 99. In fact, there will be a budget deficit of about \$11,000. After extensive debate on how to cover this deficit (dues increase versus special assessment), the Board opted for a special assessment in fiscal year 99. The actual amount of the special assessment will be determined in the first quarter of fiscal year 99, but the Board anticipates the assessment will be a maximum of \$100 per developed property and \$50 per undeveloped property.

**Speeding:** An experiment in speed control on Surf Pines roads was initiated in fiscal year 98 by the Security committee, in cooperation with the Sheriff's office. This action was taken in response to several members' complaints about excessive speeding on Surf Pines roads. Funds for this experiment in the amount of \$2,400 have been included under Vehicle/Mileage.

Surf Pines Association Fiscal Year 1999 Budget			
Income	FY98 Budget	FY98 Actual	FY99 Budget
Homeowners Dues [1]	\$50,640	\$51,340	\$51,420
Property Dues [2]	\$8,040	\$10,700	\$12,170
Special Assessment [3] [4]	\$0	\$0	\$0
Gate Assessments	\$0	\$1,375	\$0
Transmitter Sale	\$0	\$300	\$0
Impact Fees	\$0	\$2,000	\$0
Interest	\$1,000	\$1,615	\$0
Miscellaneous	\$0	\$674	\$0
Total Income	\$59,680	\$68,004	\$63,590
Cash Carryover	\$38,232	\$45,432	(\$11,285)
Operating Expenses	FY98 Budget	FY98 Actual	FY99 Budget
Accounts/Books	\$3,750	\$4,851	\$7,700
Board Business	\$0	\$0	\$3,561
Breeze	\$0	\$0	\$1,750
Contingency [5]	\$2,250	\$215	\$0
Gates	\$22,192	\$8,945	\$27,172
Grounds Maintenance	\$4,525	\$3,809	\$7,230
Insurance	\$2,600	\$2,534	\$2,636
Legal Fund	335	\$335	\$0
Legal/Professional	\$750	\$2,852	\$1,500
Miscellaneous	\$2,900	\$2,046	\$0
Office Expense	\$1,500	\$1,446	\$0
Park	\$800	\$344	\$0
Postage/Freight	\$1,400	\$1,075	\$0
Property Acquisition	\$0	\$690	\$0
Roads	\$31,560	\$8,236	\$41,410
Taxes, Association	\$1,200	\$1,138	\$1,183
Taxes, Payroll	\$1,200	\$1,068	\$1,111
Telephone	\$1,100	\$1,501	\$1,561
Utilities	\$5,000	\$5,031	\$5,232
Vehicle/Mileage [5]	\$2,250	\$2,350	\$5,400
Wages - Gross	\$12,600	\$12,600	\$12,600
<b>Operating Subtotal</b>	<b>\$97,912</b>	<b>\$61,066</b>	<b>\$120,046</b>
<b>Projected Year End Balance</b>			<b>(\$11,024)</b>
NOTES:			
1. Homeowners Dues adjusted to reflect advance payments of \$900			
2. Property Owner Dues adjusted to reflect advance payments of \$310			
3. Special assessment of up to \$100 for 218 homeowners			
4. Special assessment of up to \$50 for 104 property owners			
5. \$750 Moved from Contingency to Vehicle/Mileage			

Annual, from page 1

of Surf Pines and has served on the board in the past. Jerry is a recent arrival with considerable board experience in another homeowners' association.

Members also approved appointment of attorney Dan Van Thiel, Astoria, as Surf Pines' registered agent.

The vacancy on the association board created by Louann Riggan's resignation in

May was filled by appointment of Paulina Cockrum of Surf Pines Landing Drive.

Camping, from page 1

good, valid reasons to do so.

Members who wish to argue for beach closure to overnight campers can write to: Robert Meinen, Director, Oregon Parks & Recreation Commission, 1115 Commercial Street N.E., Salem, OR 97310.

Copies of letters can be sent to: Governor John Kitzhaber, 254 State Capitol, Salem, OR 97310.

If you wish to contact local parks administrators, manager Patrick Liens' phone number is 861-3170, extension 22. His assistant is Jim Hutton, same phone number, extension 23. They will be glad to answer your questions and to receive any evidence you have of misuse of the beach.



News, from page 2

## Fireworks

The water system is being upgraded and soon all the newly installed fire hydrants will be able to provide the pressure and volume needed to fight a fire, much to the relief of all of us. But even with our enhanced protection, it is extremely dangerous to light fireworks in Surf Pines. They are prohibited by both our rules and common sense. If you want to shoot fireworks, take them down on the beach well away from the beach grass, not to mention your neighbors who, incidentally, may not care for the noise.

## Brush Fire

As if to provide an object lesson for the preceding item, chance produced an actual fire on September 15. It might have been extremely serious if one alert individual had not acted.

Hero of the hour was George Von Weller, who, around 1:30 in the afternoon, was checking survey markers on Manion at Malarkey. He saw some smoke and as it increased he decided to investigate to be sure someone was tending the fire. He found a rapidly spreading brush fire at 52 Surf Pines Landing Drive. No one was home and there was no access to water.

George alerted Lani Johnson next door, who called 911. The Gearhart Fire Department was on the scene within a few minutes. Once hooked up to the hydrant, fire

fighters had the fire under control in a short time. But not before approximately 5,000 square feet of brush had been consumed. By good luck, the wind had shifted to the south, away from the house, which might otherwise have been considerably

damaged. Had the fire department not arrived so promptly, the fire could well have spread to the trees and crossed the road to the densely wooded area to the east. Watching the flames, it was easy to imagine many frightening scenarios.

## Further Annals of Surf Pines

In the March issue of the *Breeze* there was a short column devoted to the early history of Surf Pines and mentioning Barney Lucas as the founding father of the community. So it may seem sad to lose a piece of that history in the change of name of the street named for him. But it might be of interest to remember that for some years the streets in Surf Pines were called *Upper, Middle* and *Lower*. Only in 1969, at the request of the postmaster, were proper names attached to the streets.

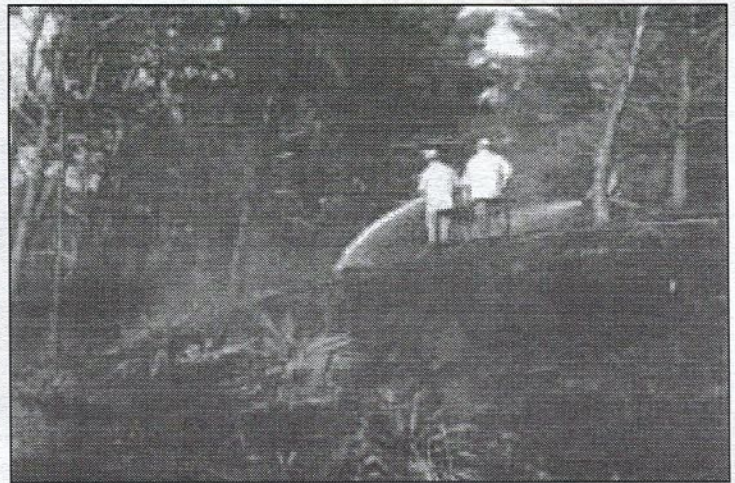
At that time the board chose to remember the people who were principally responsible for creating the community by naming two streets Lucas and Manion. Lower

road became, logically, Ocean Drive. When Strawberry Hill was developed and incorporated as part of Surf Pines in the early 1980s, the new road from Ocean to Manion was named Malarkey for one of the subdivision's prime movers.

The memory of Barney and Helen Lucas should not be lost. Early in his plans for the area, Mr. Lucas designated the three acres at the corner of Ocean and Horizon Lane as a community park. Some progress toward creating a park there has been made and it will gradually take shape as time, energy and funds permit. Would it not be appropriate to name the park, once it has become more of a reality, Lucas Park?



On September 15, George Von Weller's quick action brought several fire trucks to extinguish a large brush fire.



It took an hour's work to put out flames in scotch broom, grass and pine trees and left a dismal mess and war-zone-like landscape.

## Rural Addressing Changes

Everyone hates change. Especially those changes forced on us by someone else. So in a way it is surprising that there has not been a greater outcry against the new rural street name and house number system mandated by the state and being implemented by the county.

There have been protests, of course, but it seems that most people accept that their personal inconvenience is a small price to pay for improved emergency service. In a number of areas, residents have petitioned to retain favored street names or to choose new names other than those assigned by the county's consultants, Troy Kay and Associates.

When residents of Lucas Drive learned that their street name would be changed to Barney Lucas Drive because of the existence of another road, Loukas, pronounced the same way, they came up with a name they preferred. Peter and Kathie Knight and Jim and Dottie Low asked all the home owners on Lucas whether they wanted the new name or preferred another. Most rejected the suggested name and a poll produced a majority in favor of Sea Breeze Drive. A petition requesting the new name and signed by 25 out of 35 home owners on the street was presented to the Board of County Commissioners at their meeting on September 15. Final deci-

sions on street name changes will be announced at the commission meeting on September 23 in Seaside.

Surf Pines members may be reassured to know that although the number and name changes are to be completed by the end of the calendar year, full implementation of the new system is not expected until 2000. The Warrenton postmistress has assured us that the post office will work with individuals to help minimize the inconvenience and expense of changing addresses. The old street names and numbers may be used for as long as a year after the system comes into force. In hardship cases, even more time may be allowed, especially where businesses are impacted by the changes.

### Surf Pines Association Board of Directors

<b>President</b>	Dick Tevis	2252 Lucas Drive	738-3111
<b>Vice President</b>	John McGowan	2510 Malarkey Drive	861-3732
<b>Secretary</b>	Jerry Whalen	2509 Malarkey	861-4367
<b>Ass't Secretary</b>	Paulina Cockrum	11 Surf Pines Landing Drive	738-5789
<b>Treasurer</b>	Allen Cellars	2263 Lakeside Court	771-0628
<b>At Large</b>	George VonWeller	2332 Manion Drive	738-5982

the Surf Pines Breeze

is a quarterly publication of the Surf Pines Association, 2003 Manion Drive, Warrenton, Oregon 97146.

Members are invited to contribute articles or comments, letters to the editor, or anything fit to print. Don't hesitate - shoot the Breeze!

Layout: Lani Johnson

BULK RATE  
U.S. POSTAGE  
PAID  
Seaside, OR  
Permit #10

the Surf Pines Breeze  
THE PIPELINE  
2003 Manion Drive  
Warrenton, OR 97146